

[Click to view MFH-LFR-RFP499500E](#)

Exquisite Maison De Maitre Offering 270 M2 Of Living Space, Terrace And...

Pezenas , Herault , Occitanie



€379,850

inc. of agency fees

5 Beds

4 Baths

Village with all shops, cafes and restaurants, primary and secondary schools, 20 minutes from Beziers, 10 minutes from Pezenas and 30 minutes from the coast. Exquisite maison de Maitre with character offering...

At a Glance

Reference MFH-LFR-RFP499500E

Bed 5

Near to Pezenas

Bath 4

Pool Yes

Price €379,850

Land Tax N/A

Property Description

Village with all shops, cafes and restaurants, primary and secondary schools, 20 minutes from Beziers, 10 minutes from Pezenas and 30 minutes from the coast.

Exquisite maison de Maitre with character offering 270 m2 living space onto 3 levels, in the heart of the

village, including 5 bedrooms and 4 bathrooms, plus a large workshop, a charming terrace and a lovely private courtyard of about 100 m2 with a pool. The home is in excellent condition. So Charming ! A must see!

Ground = Entrance hall of about 12 m2 with cupboard + lounge of 50 m2 with an insert stone fireplace and snooker area + non equipped summer kitchen of 13.6 m2 + laundry room of 3.5 m2 + WC with handbasin + garage/workshop de 46 m2.

1st = Hall of about 17.8 m2 + dining room of 14.7 m2 + equipped kitchen of 12.6 m2 (upper and lower elements, hob, sink, extractor fan, fridge, dishwasher and double electric ovens) with access to a terrace of 13 m2 + lounge/study of 13 m2 with a fireplace + bedroom of 13.9 m2 with en suite bathroom of 4.5 m2 (bath, washasin and wc) + bedroom of 14.4 m2 with en suite bathroom of 6 m2 (corner bath, shower, washbasin, bidet and wc) + WC with handbasin.

2nd = Hall of 6.3m2 with dressing area + bedroom of 30.7m2 with en suite bathroom of 15.2 m2 (shower, washbasins, bath and wc) + bedroom of 14 m2 with en suite washroom of 6.2 m2 (shower, washbasin and wc).

Exterior = Courtyard of 100 m2 with pool (3.9×2.2m) + charming terrace of 13 m2.

Sundry = Electrical heating /reversible air conditioning/insert fireplace + estimated amount of annual energy consumption for standard use: between 3060 € and 4200 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + annual land tax of 1808 € + superb stone facade.

Price = 379.850 € (Beautiful character home in a lively village near Pezenas)

The prices are inclusive of agents fees (paid by the vendors). The notaire's fees have to be paid on top at the actual official rate. Information on the risks to which this property is exposed is available on the Geo-risks website: georisques.gouv.fr

Property Id : 57262

Property Size: 270 m2

Property Lot Size: 275 m2

Bedrooms: 5

Bathrooms: 4

Reference: RFP499500E

Other Features

Courtyard

Immediately Habitable

Near the coast

Outside space

Prestige

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

With Land/Garden

Summary

Property type:	House
Bedrooms:	5
Bathrooms	4
Price	€379,850

Key Information

Property Features:

- Courtyard
- Swimming Pool? Yes

Location: Occitanie



Gallery









As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

Contact us on:

0845 123 5885 (UK only local rate) / **+44 (0) 113 216 4066**,
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

C. BAUER – Sunday Times

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

S. and L. BROWN

great service
fast transfers

send money abroad 24/7

excellent rates